

April 28, 2004 BS



REQUEST ANALYSIS
AND
RECOMMENDATION

04SR0244

Shelley Minson Payne

Bermuda Magisterial District
15902 Meridian Avenue

REQUEST: Renewal of Manufactured Home Permit 97SR0182 to park a manufactured home in a Residential (R-7) District.

RECOMMENDATION

Recommend approval for the following reasons:

- A. This request is for renewal of a previously approved manufactured home permit.
- B. This request will not have an adverse impact on the character of this residential area.

CONDITIONS

- 1. The applicant shall be the owner and occupant of the manufactured home.
- 2. Manufactured home permit shall be granted for a period not to exceed seven (7) years from date of approval.
- 3. No lot or parcel may be rented or leased for use as a manufactured home site nor shall any manufactured home be used for rental property.
- 4. No additional permanent-type living space may be added onto a manufactured home. All manufactured homes shall be skirted but shall not be placed on a permanent foundation.

GENERAL INFORMATION

Location:

Property is known as 15902 Meridian Avenue. Tax ID 796-635-3600 (Sheet 34).

Existing Zoning:

R-7

Size:

.696 acre

Existing Land Use:

Residential

Adjacent Zoning and Land Use:

North - R-7; Residential
South - R-7; Residential
East - R-7; Residential
West - R-7; Residential

Utilities:

Public water and private septic system

General Plan:

(Southern and Western Area Plan)

Residential
(2.51 – 4.0 units per acre)

DISCUSSION

The applicant is requesting renewal of Manufactured Home Permit 97SR0182 to park a manufactured home in a Residential (R-7) District. The first permit was issued to the applicant on January 25, 1989. However, others have parked a manufactured home on this property with approved permits since 1974.

The manufactured home is located on property belonging to Aubrey W. Minson, parent of the applicant.

This request, which is for seven (7) years, appears to be in character with the neighborhood at the present time. The manufactured home is located in an area designated by the Southern and Western Area Plan for residential use. Adjacent properties are zoned Residential (R-7). Development in this area gives the neighborhood a stable residential character.

If this were a new request, staff would recommend denial; however, since a manufactured home has been parked on the subject property since the 1970's, staff would recommend approval subject to the aforementioned conditions.

Because of the potential for future development in this area, staff believes that the Board should advise the applicant to look upon this request as a temporary dwelling and if approved, it may or may not necessarily be renewed.

Staff recommends approval of this request for seven (7) years, subject to Conditions 1 through 4, as noted herein.



J4SR0244

V. H.

SH 34

300

0 600 Feet

